

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
February 15, 2018

Case #2967: Application of SFIV LBH LLC of 80 West Broadway, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.14 (c) Lot Area; 9-105.14 (d) Building Area; 9-105.14 (e) Front Yard; 9-105.14 (f) Side Yard; 9-112 (3) Off Street Parking; 9-113.2 (h) Off Street Parking Design Standards for interior renovations to convert 3rd floor meeting room and 8th floor office to hotel rooms at 80 West Broadway, Long Beach, NY also known as Section 59, Block 89, Lot 101 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2968: Application of John O'Sullivan of 39-09 49th Street, Sunnyside, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.4(b) Height; 9-105.4(c) Front Yard for a new single family FEMA compliant house at 27 September Walk, Long Beach, NY also known as Section 59, Block 3, Lot 39 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2975: Application of Carol & Dean Kenney of 18 Nevada Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height; 9-105.19(c) Lot Area; 9-105.19(d) Building Area; 9-105.19(e) Front Yard; 9-105.19(f) Side Yard to elevate the existing house at 18 Nevada Avenue, Long Beach, NY also known as Section 58, Block 115, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED, as Amended

Case #2460: Application of Veronica Koenig of 75 Arizona Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard for a Modification of Variance #2460 in order to elevate an existing house with front deck and side stoop at 75 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2978: Application of Stephen Merkel & Maureen Tully Merkel of 39 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard to elevate the existing house at 39 Connecticut Avenue, Long Beach, NY also known as Section 58, Block 103, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2979: Application of 250 Park Avenue Realty Corp. of 248 East Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.2 Mixed Uses Prohibited; 9-112 Off Street Parking for 2 residential units (Mixed Use Occupancy) at 250 East Park Avenue, Long Beach, NY also known as Section 59, Block 125, Lot 22 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2980: Application of Spyro Petratos of 48 Virginia Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard; 9-105.5(e) Rear Yard for new front and rear decks on a house to be elevated at 73 Nebraska Street, Long Beach, NY also known as Section 59, Block 240, Lot 43 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Dated: February 15, 2018
Long Beach, N.Y.

Rocco J. Morelli
Chairman